



# FLATWATER LAKE

# Newsletter

## HOA MEETING

### Tea and Coffee

May 12, 2022 at 7:00 PM

**PLACE:** The Gallery and Loft  
207 North Spruce St, Valley

**TOPIC:** Bridge Connection

**RSVP:** sailhampton@yahoo.com

April, 2022

Volume 3, Issue 1

### Special points of interest:

- Flatwater Lake Estates on Hold
- Community News: Rules for Splashing your Boats and Jet Skis
- Amenities/Other
- Piping Plovers
- Past Due HOA Fees List
- Join our Community

## Home Building Starts

Flatwater Lake is approximately 60% sold out. There have been 63 lots closed in 1st, 2nd, and 3rd Addition to date. There have been 38 Designs approved to date.

All Additions are ready for home design permitting reviews with the City of Valley.

Many lot owners have submitted their home design plans for review and will start their new homes

soon. Brad Marshall, Olsson engineers, must review your elevation certificate for your lot in Flatwater Lake. Olsson also to provide the as-built final LOMAR-F certificate. Brad's contact information is 402/202-8360 or bmarshall@olsson.com.



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## Next Door, Flatwater Lake Estates Development

The Flatwater Lake Estates development is on hold pending a partnership dispute which may take 6 months to 2 years to resolve. Grading and excavating of the development will resume as soon as the complaints are settled. Sewer and paving is ready to be installed on 65 lots which will be much larger, more expensive than Flatwater Lake lots.

If you wish to look at the complaints, go to the Estates web page at this address <https://hamptonlots.com/residential/flatwater-lake-estates/>, scroll down to the bottom page, click the Owner Information Tab and you will be able to view or download the documents. If you read the lawsuit documents, you will be able to discern the facts for yourself.

The bridge will be delayed until some time after the pending complaints are settled. The bridge is planned for West Valley Street to connect both Flatwater Lake and Flatwater Lake Estates — will give the lake community an additional 192 acres of lake.

There will also be two off lake areas of homes and villas with close beach access for swimming, kayaking, SUP, and canoeing and access to a large community area. **Two lakes for the price of one lot!**

## Flatwater Community News

We have updated the Rules and Regulations and are issuing a Supplemental Rules document which is attached to this Newsletter and on the website.

A locked gate has been added to the boat ramp. Please read the Supplemental Rules document in order to determine what you need to do to splash your motorized boat or Jet Ski in the lake.

The watercraft launch gate will be open on Saturday and Sunday during the month of May and Memorial Day between 8:00 am and 7:00 pm so you may launch your boat or jet ski for the season. There will be a charge of \$50 to open the gate on any other day—please schedule other days (24 hour notice) with the Gate Keeper, Hernan Vera, at 531/220-2830.

If your motorized watercraft was used over the winter in another body of water, you must have it Hotsy Pressure Washed before launching or it must be tagged for 14 days by the Gate Keeper. If needed, the Gate Keeper may provide the Hotsy service for \$200—call him to schedule your cleaning or provide proof of Hotsy Pressure Wash. Gate Keeper and Hotsy Pressure Wash fees are to be paid directly to Hernan Vera.

To protect the Lake, On the Water and Zach's Boat Lift and Dock Service are the preferred vendors for FWL.

To sign up for fiber optic service through Lumen (CenturyLink), call 515/461-5010 or e-mail Bryce Ferguson at Bryce.Ferguson@Lumen.com and he will assist you with connecting up your service.

S2 Roloff's and Refuse has been selected for trash pickup for \$25 per month – please call them at 402/727-6806 to begin service as soon as your home is completed.

## Amenities/Other

We are adding a shade pergola to the beach area this spring.

A tornado siren is being added to the development and will be complete soon.

Plans to complete the 3rd Addition cul-de-sac landscaping will proceed in the fall.

A retaining wall will be added to the street section between the 2nd and 3rd Addition this winter.

## Piping Plovers

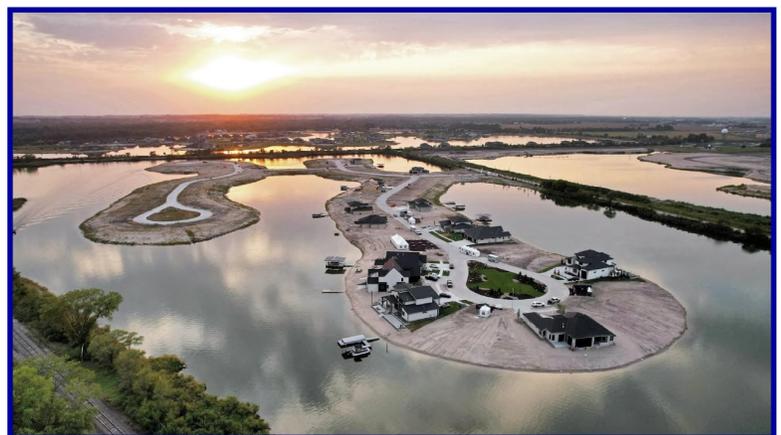


The Piping Plovers, which are listed as a federally threatened species in Nebraska, will be back just like last year. Signs will be posted in areas of nesting by the University of Nebraska. There are only around 8,000 left in the world. Females place their eggs in simple depressions or scrapes in the sand that are often lined with small pebbles. Both adults share the responsibility of incubating the eggs throughout the 27- to 31-day incubation period. Birds usually begin hatching in June.

## Past Due HOA Fees

As of this writing, we have yet to receive the HOA Fees on Lots 14 Elizabeth Mayberry, 15 Al Reidmann, 59 Gabriela Uquillas, 52 Patrick Johnson/Marci Mackie, 61 Ryan Wullschleger, 99 Michael & Christine Nelson, and 127 Bob & Brenda Quartoroli. Please mail your \$600 Annual fee in now or you will not be allowed to use the lake for motorized watercraft. Also, if you have not done so already, please send proof of your \$1M Umbrella Liability Insurance per the Covenants and Rules and Regulations.

## “A total of 87.65 Acres of Lake for Boating, Wake Boarding, and Kayaking”



**You must close your lot and provide your Umbrella Liability Insurance Certificate per the Covenants as well as Insurance Certificate information on your motorized watercraft to splash your watercraft and toys in the lake.** You may also install your approved dock and boat lift after closing your lot. See Covenants and Rules and Regulations for more details.

## Still Water—A Low-Wake Lake

Still Water Lake, LLC has completed its purchase of land off Hwy 275 bordering Ida and N West Streets to develop a mixed-use area of 322 Single-Family Homes and Townhomes with backyard beaches as well as a Commercial strip of 25 Lots along Hwy 275. The first 20 Townhome lots will be available soon and are planned for the Spring Parade of Homes in May 2023.

Still Water will offer Single-Family homes, Townhomes, an area for smaller retirement Cottages, and Commercial so every life stage may thrive here. Choose from dream features like walk-in pantries, flex rooms, and covered patios that bring the beach lifestyle to life.

The 2-Plex Townhome and Single-Family Home lots will be available directly to the homeowner.

This Lake Community will be bikeable to downtown Valley and to the new Elkhorn Athletic Center and bike path being built east of Hwy 275 South of Ida Street. There will be a beach area with boat ramp for residents on this low-wave Lake.



## Local Builders

**Build a Staycation home in this affordable new lake community 14 minutes from Village Pointe. Choose your own builder or pick one of the builders constructing homes in Flatwater Lake now.**

- Archistructure—402/965-9058
- Art Of A Craftsman—402/202-1388
- Banyan Homes—402/291-2555
- Carroll Carpentry—402/770-3494
- Charles Thomas Homes—402/306-0065
- Distinct Homes—402/681-8678
- Evolved Structures—402/915-0742
- G Lee Homes—402/415-1187
- HBC Homes—402/306-2208
- Pages, LLC—402/610-0589
- Sierra Homes—402/915-1220
- Trademark Homes—402/403-2127

**Lake Living is like being on vacation all year round. There is a theory called "Blue Mind" which is the relationship our body and mind has with water. It is a state when our body and soul feel more relaxed near water which reduces stress.**



### Lot 29 2nd Add—Mid to Upper \$600's 28618 Laurel Circle

Home being built by Carroll Carpentry. It is a 2,090 SF home with 4 Bed, 3 Bath, Flex room off the patio, a 3.5-Car 859 SF Garage with extra storage and access from back yard, and lots of windows for views of the lake. At sheetrock stage—perfect time to purchase.



### Lot 4 East Bay—Mid to Upper \$600's 623 W Valley Street

Home being built by Pages, LLC. It is a 1,697 SF home with 3 Bed, 2 Bath with full Beach Bath, 3-Car Garage with extra storage and access to back yard, Mud Room, one covered patio, and one open patio. This is in the East Bay area of the development, which has its own entrance from West Valley Street. At sheetrock stage—perfect time to purchase.

## Flatwater Lake

4089 S 84th St, Ste 302  
Omaha, NE 68127

A Hampton Development  
Services Neighborhood



[www.HamptonLots.com](http://www.HamptonLots.com)

**Lake  
Communities  
are our Mission.**



## Kori's Korner

I fell in love with Flatwater Lake all over again during the Street of Dreams last summer. Each evening as I was showing people around the house we would see the most beautiful sunsets. Often the visitor and I would get lost in a moment of silence (which is rare for me) watching the colors reflect off the lake. The flat terrain allows Flatwater homes to view the sun several minutes longer than lakes surrounded by bluffs or 70 foot cottonwoods and the sun seems to sink right into the water.

My husband loves the sunsets but was more impressed by the fish being caught by lot/homeowners last summer. Big bass, crappie, perch, catfish and even some walleye. You might see him this summer on our beach with a fishing rod and cold beverage watching the sunset. Stop by and have a cold one with him.

Please send me pictures of your favorite sunsets and fish caught in the lake to share in future newsletters and social media.

Neighbors are getting to know each other at Flatwater. It's fun to see people walking their dogs and stopping to chat. It will be fun to see folks out in their boats this spring/summer stopping at the community beach to let the dogs run and chat with neighbors. One of our favorite lake activities is to take a boat ride picking up friends and sometimes taking all day to get around the lake.

Congratulations on getting in early at Flatwater Lake. With each passing sunset your investment continues to grow. See you at the lake!

**Kori Krause  
402/679-0007**



NP Dodge REALTOR  
**Kori Krause**  
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SINCE 1855  
**NP Dodge**  
REAL ESTATE

[WWW.FLATWATERLAKE.ORG](http://WWW.FLATWATERLAKE.ORG)

**Come Join our Beachside Lake Community!**

Taxy Levy for a \$500,000 home is approx. \$10,360—a third less than other lakes

An 87.65-Acre, Deep spring-fed Lake perfect for Recreational Water Skiing, Jet Skiing, Wake Boarding, & Fishing

Small Town Living

Award-Winning Schools at DC West

Park & Pool Next Door

Minimum Size Home—  
1600 SF / 1800 SF 2-  
Story / a few lots at 1300 SF

All Lots are above the Flood Plain (No Expensive Flood Plain Insurance)



**Welcome to  
Flatwater  
Lake. Enjoy your  
year round  
vacation.**





**402.991.7212**  
215 North Spruce Street, Valley, Nebraska

## Dinner Menu

### Starters

|   |              |
|---|--------------|
| <b>Artichoke Dip</b><br>artichoke hearts, romano cheese, herbs and spices, with tortilla chips                          | <b>10.95</b> |
| <b>Bruschetta</b><br>basil pesto, roasted roma tomato and red pepper, fresh mozzarella                                  | <b>10.95</b> |
| <b>Chicken Quesadillas</b><br>flour tortilla, marinated shredded chicken breast, cheese, salsa, sour cream              | <b>12.95</b> |
| <b>Nachos Supreme</b><br>Ground beef or marinated chicken, corn chips, cheddar jack cheese, sour cream, & Pico          | <b>12.50</b> |
| <b>Stuffed Mushrooms</b><br>blend of cheese, spinach, andouille sausage, smothered with our cream sauce                 | <b>11.95</b> |
| <b>Mac n' Cheese Fried Croquettes</b><br>fried home made mac n cheese croquettes served with marinara and alfredo sauce | <b>11.95</b> |
| <b>Fried Calamari</b><br>encrusted with panko crumbs and served with marinara and Thai pepper cream sauces              | <b>12.50</b> |
| <b>Bang Bang Shrimp</b><br>lightly fried shrimp in a sweet and spicy Thai chilli and siracha sauce                      | <b>13.95</b> |

### Soups & Salads

|   |                                     |
|---|-------------------------------------|
| <b>Side Salad</b><br>choice of champagne vinaigrette, cashew vinaigrette, or ranch  | <b>3.75</b>                         |
| <b>Grilled Chicken Salad</b><br>grilled or blackened chicken, feta, sliced almonds choice of dressing<br>substitute grilled salmon, shrimp 4.00 | <b>15.95</b>                        |
| <b>Tomato Basil</b><br>signature soup   | cup <b>3.75</b><br>bowl <b>7.50</b> |
| <b>Seafood Chowder</b><br>salmon, shrimp, calamari, clams, with mushrooms and potatoes and spices, in a rich cream base                         | cup <b>4.95</b><br>bowl <b>9.95</b> |



**402.991.7212**  
215 North Spruce Street, Valley, Nebraska

## Beef

|  |              |
|--|--------------|
| <b>Burger Delicious</b><br>traditional cheese, tomato, onion, mayo, ketchup and mustard, with fries                          | <b>12.95</b> |
| <b>Jack Daniels Burger</b><br>swiss cheese, with sautéed mushroom & onion and a rich bourbon glaze, with fries               | <b>13.95</b> |
| <b>Grilled Meat Loaf</b><br>baked and finished on the grill served with mashed potatoes and our house gravy                  | <b>17.95</b> |
| <b>Ribeye Steak</b><br>14 oz. USDA choice beef served with choice of garlic mashed potatoes or fries                         | <b>26.95</b> |
| <b>Beef Tenderloin Filet</b><br>9 oz. USDA choice beef with a rich cabernet cream sauce, garlic mashed potatoes or fries     | <b>31.95</b> |
| <b>Whiskey Filet</b><br>9 oz. USDA choice beef marinated & served w/ a JD whiskey sauce, garlic mashed potatoes or fries     | <b>33.50</b> |
| <b>Veal Scallopini Veronese</b><br>lightly breaded, pan-fried with capers, lime, wine, & veal essence served with rice pilaf | <b>24.95</b> |

## Fish

|  |              |
|--|--------------|
| <b>Tilapia Piccata</b><br>pan-fried tilapia served with white wine sauce, lemon, and capers over rice pilaf                            | <b>18.95</b> |
| <b>Grilled Salmon</b> - blackened add 2.00<br>9 oz. wild salmon filet with a white wine, lemon, and butter reduction sauce, rice pilaf | <b>19.95</b> |
| <b>Raspberry Salmon</b><br>9 oz. wild caught salmon prepared with a raspberry glaze and rice pilaf                                     | <b>19.95</b> |
| <b>Wendy's Favorite Shrimp</b><br>butterflied jumbo shrimp sauteed in lemon garlic herb butter served with rice pilaf or pasta         | <b>20.95</b> |
| <b>Surf &amp; Turf</b><br>9 oz. beef tenderloin & trio of grilled jumbo served with garlic mashed potatoes or fries                    | <b>44.50</b> |



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215 North Spruce Street, Valley, Nebraska

## Pasta

mushrooms 2.00, substitute shrimp 3.50 or steak 3.95

|  |              |
|--|--------------|
| <b>Pasta Alfredo &amp; Blackened Chicken</b><br>fettucini pasta noodles and grilled blackened chicken in our homemade Alfredo sauce          | <b>19.95</b> |
| <b>Pasta Marsala &amp; Beef Tips</b><br>tenderloin tips & penne noodles brought together with marsala and mushrooms                          | <b>19.50</b> |
| <b>Grilled Chicken &amp; Pasta Herbs and Oil</b><br>grilled chicken breast tossed complimented with sun dried tomatoes, herbs, and olive oil | <b>18.95</b> |
| <b>Pasta Seafood Medley</b><br>shrimp, salmon, calamari tossed with a spicy marinara, cream, & penne noodles                                 | <b>20.50</b> |

## Chicken

|  |              |
|--|--------------|
| <b>Italian Herb Chicken</b><br>grilled boneless skinless breast marinated with italian spices served with rice pilaf | <b>17.95</b> |
| <b>Raspberry Chicken</b><br>grilled boneless skinless breast grilled with a raspberry glaze served with rice pilaf   | <b>17.95</b> |
| <b>Chicken Marsala</b><br>boneless skinless breast, sauteed mushrooms, onions, & marsala sauce served with pasta     | <b>19.95</b> |
| <b>Pan-Fried Chicken</b><br>lightly breaded boneless chicken breast, paired with mashed potatoes and gravy           | <b>18.95</b> |

## Catering

TO GO Catering is available for any items off our menu.

We also offer personalized catering options. If you would like to serve something not listed on our menu, you may inquire about availability and prices. Please contact our catering department for special menu selections or any items from our menu.

Call Jeanne at 402.813.2851

Catering in your home or pick up To Go party items.

Delivery available for large orders.